Board Will Hear Long List of Applications for Zoning Law Permits.

At its regular meeting Tuesday morning at 10 o'clock in Room 319, Municipal Building, the Board of Appeals will consider the following matters:

Arplication, October 1, 1921, under the building zone resolution, of Neter & Van Derveer, applicants, on behalf of Eleanora and Felizia Lizza, owners, for a rehearing of an application previously dismissed for lack of prosecution, to permit in a residence district the maintenance of a garage for three commercial cars; premises 1618 Melville street. The Bronx. Application, July 28, 1922, under the building zone resolution, of Otto C. Intanger, architect, on behalf of Peter C. A. Flickenschild, owner, to permit in a residence district the maintenance of a garage for four motor vehicles; premises 92-98 Autumn avenue, Brooklyn.

garage for four motor vehicles; premises 92-98 Autumn avenue, Brooklyn.
Application, July 31, 1922, under the building zone resolution, of James P. Whiskeman, architect, on behalf of Sylvia R. Fromm, owher, to permit in a business district the extension in area to an existing garage; premises, 1093-1095 Morris avenue, The Bronx.
Application, July 31, 1922, under the building zone resolution, of John De Hart, architect, on behalf of Rachael Kantrowitz, owner, to permit in a residence district the conversion of existing building from residence to business use; premises, 871 East 175th street, The Bronx.

Bronx.

Application, September 5, 1922, under the building zone resolution, of Harold J. Crookes, applicant, on behalf of Herman R. Maier, owner, and Fort George Automobile Club, lessee, to permit in a business district the erection of a three story garage for more than five motor vehicles; premises 4422-4438 Broadway, Marhatta.

vehicles; premises 4422-4438 Broadway, Manhattan.

Application, August 16, 1922, under the building zone resolution, of Benjamin Antin, applicant, on behalf of Rose Goldman, owner, to permit in a residence district the conversion of existing private garge into a store building; premises 1\$21 Grand Boulevard, southwest corner 176th, The Bronx.

Application, August 21, 1922, under the

Application, August 21, 1922, under the Application, August 71, 1922, under the building zone resolution, of William F. Doyle, applicant, on behalf of Billingsley Holding Corporation, owner, to permit in a business district the erection of a garage for more than five motor vehicles; premises east side Jerome avenue, 113.96 feet north of East 170th extent.

street, The Bronx.

At an extra session Tuesday afternoon at 2 o'clock the board will consider these

Douglas L. Elliman & Co. leased the following furnished epartments: 27e Park avenue, 14 rooms and 5 baths, for John McCormack to Mrs. Anson R. Flower: 471 Park avenue to Mrs. Benjanin Wood: in 1049 Park avenue to Harold A. Whitlock: in 1 West Sixtyseventh street (Des Artistes) to Mrs. Richard Stevens; in 11 East Sixtysighth street to Edward R. Wharton; and in 125 East Seventy-second street to Mrs. Enrico Caruso.

Pease & Elliman have leased apariments as follows: in 1949 Park avenue, to Keats Speed; in 667 Madison avenue furnished, to J. Parker Karlin; in 171 West Fifty-seventh street, to Hassard Short; in 66 East Fifty-sixth street, turnished, for Butler & Baldwin, agents, to Wallace Reid: in 21 West Fifty-eight street, to M. Herzberg; in 137 Fact Sixty-sixth street, furnished, for Malcolm E. Smith, agent, to the Misses Adams & Renshaw; in 351 Central Park West, to James F. Page; in 56 West Sixty-seventh street, furnished, to Miss Anna Helfetz; in 120 West Seventy-second street, to Alexander Maheney; and in 302 West Eighty-seventh street, to J. F. McMeel.

New Flat for Riverside Drive



Fourteen story apartment house now being completed at 370 Riverside Drive, northeast corner of 109th street, for Louigi Gerbino and Benjamin P. Walker. Schwartz & Gross are the architects.

Says Our Architecture

At an extra session Tuesday afternoon at 2 o'clock the board will consider these additional cases.

Application, July 22, 1922 under the building zone resolution, of C. W. Burke, applicant, on behalf of New York Concept of England and France is the point of Frederic Culver, a prominent New York lawyer, who recently returned from an extended trip through England.

Application, February 11, 1922, under the building zone resolution, of Russell Fraser, applicant, and Rose Bowden, executrix, owner, to permit In a residence district the maintenance of a garage for one commercial car; premises reced in England.

Application, June 15, 1922 under the building zone resolution, of I. Margon & C. Glaser, architects, on behalf of S. & C. Glaser, architects, to behalf of S. & L. Building Corp., owners, to permit in a business district and partly in a residence district, the erection of a business of the first partly in a business district and partly in a residence district, the erection of a business of the business of the first partly in a business of the comment of the proposed of the strate in the propose of the surface of the primarily to acquaint himself with expect of community houses—the much erailed Lloyd George houses—being the building zone resolution, of I. Margon & C. Glaser, architects, on behalf of S. & L. Building Corp., owners, to permit be a business district and partly in a business district and partly in a postion of which is to be used for business purposes: premises more business, and profits of which is to be used for business purposes: premises more business, and profits of the executive committee of the fact that it is being conducted by private for the executive committee of the fact that it is being conducted by private for the executive committee of the fact that it is being conducted by private for the executive committee of the fact that it is being conducted by private for the executive committee of the fact that it is being conducted by private for the executive committee of the fact that it is

white gene readstron, of I. Marrow & F. I. Reithfore Common to reliable characteristics of the control of a function of the control of the co

A CANADA TELEPRINA

Residence of Horace De Lisser, president of the Ajax Rubber Company, one of the well known water front estates facing Long Island Sound at Great Neck, L. I.

TO STANDARDIZE FEDERAL LEASES

and Managers held last August the first Breaks All Previous Records in

SAYS ASSESSMENT LIST IS TOO HIGH

Realty Board Insists Reductions Must Be Made or Court Actions Invoked.

The Real Estate Board of New York in an analysis of the assessment rolls for 1923, opened for public inspection on October 1, says: "Real estate interests expected an in-

reased assessment, although not as great as it turned out to be. It is true that 29,333 new buildings were erected, at a cost of \$360,827,015, but many old buildings had been demolished and a great deal of valuable land, including waterfronts, had been taken for city purposes.

"Auction sales of lots in the outlying "Auction sales of lots in the outlying borough's had brought prices less than assessed values, and the high values placed by the Department of Taxes and Assessments in 1920-21, based on estimated replacement costs, chould have been reduced.

"The cost of building is at least 10 to the cost

per cent. less than in 1920, and this should have been reflected in the assessed valuations of improved property. The success of the suit in certiorari by the Equitable Building Corporation and others indicates the opinions of the courts on this question.

courts on this question.
"The Real Estate Board in a recent statement estimated \$200,000,000 as the probable increase, or total assessment roll of about \$10,023,494,720 for all

kinds of real property.

"The assessment of \$10,466.121,527 is too high and very large reduction must be made by the Commissioners during the hearings on protests or reductions

the hearings on protests or reductions will be made by the courts through writs of certiorari.

"The attention of property owners is called to the advisability of examining the assessment rolls and ascertaining the values placed on their holdings. Protests and requests to obtain a hearing must be filed before November 15. A personal hearing should be requested, and at the hearing the evidence presented should be such as would be accepted in a court. The evidence offered the Commissioners is that upon which a writ of certiorari could be based.

"A temporary raise of rents based upon artificial and temporary conditions or, temporary replacement value in a

upon artificial and temporary conditions or, temporary replacement value in a time of shortage of both material and labor is not evidence of value. The increases by boroughs are of interest: Manhattan, \$166,922,350; Bronx, \$129,797,950; Brooklyn, \$198,746,772; Queens, \$128,134,725; Richmond, \$29,375,610. "It is estimated that the exemptions claimed under the tax exemption ordinance relating to residence property will aggregate \$120,000,000. The main increase of assessment in Manhattan is

increase of assessment in Manhattan is in the Grand Central zone and totals

QUEENS BUILDING AT HIGHEST POINT

First Nine Months of This Year.

erected previously after consolidation, or from January 1, 1898, to January 1 1922.

DEVELOPING THOMSON HILL. Canfield Builds 38 Two Family

In the Thomson Hill section of Long Island City Joseph F. Caufield is comisland City Joseph F. Caufield is com-pleting thirty-eight two family brick houses at a cost of \$544.009. The houses are tax exempt and contain eleven rooms and two bathrooms. They oc-cupy plots of 29x55x190 feet and are beingwold for \$14,000 and \$15.000, \$5.000 cash down and \$33 a month apiece. There is an automobile drive to every

The property is within a block's walk of the Lowery street station of the Corona branch of the Interhorough subway and the Roosevelt Savings Bank of Brooklyn has placed mortgages totaling \$215,000 on the buildings.

Mr. Caufield is the son of the late James A. Caufield, who erected more than 1,000 two family dwellings in Brooklyn and fildgewood.

BUSINESS PROPERTY GUIDE

An Up to Date List of Business Properties To Let Classified for Convenient Reference

"Indicates For Sale.

STORES.

24TH ST.-131 W. 23x110. Sharum, 170 B'way. 25TH ST.-138 E. Apply Loria premises. Total St.-138 E. Reasonable. Loria, premises.

23D ST.-142 W. Reasonable. Louis Schrag, 142 W. 23d st. 24TH ST.-131 W., with basement 25a110, Sharum, 170 Broadway.

40TH ST.-B'way. Reasonable. A. Fischer, 690 6th av. 42D ST.-470 W. Reasonable. Apply premises.

42D ST.-3th & 6th avs. Reasonable. W. J. Salmon, 17 W. 42d at. 44TH ST.-36 W., Bar Bidg. Reasonable. Apply premises.

56TH ST -230-240 E. L. S. Altmeyer, 62 E. 86th St. 180TH ST.-Boston rd. Reasonable S. Evenson, 2707 Morris av. 207TH ST.-392-508 W. J. Clarence Davies, 2d Av. & 149th St.

2077H ST.-592-598 W. Single and double. J. Clarence Davies, 149th & Sd. THIRD AV.-3718. With 3 rooms. Norma, premises. FIFTH AV.-100. 57x140. E. A. Levy Co., 505 5th av.

BROADWAY-1087, \$500 year & up Earle & Calhoum, 212 W. 72d St. BWAY-204th st. Reasonable. Slawson & Hobbs, 162 W. 72d st. Pearlman, 462 E. Fordham Road FORDHAM ROAD-275 E. 14x60. M. S. Ames, 50 E. 424 St. MADISON AV. -39th St. Mod. rest Regent Realty Co., 33 W. 426 St. MADISON AV.-677, with show window, 37x15.

MADISON AV .- 609 MADISON AV.-768, 13x10, with

PLYMPTON AV.--1391, 12x30, \$60, Phone Kingsbridge 3693. SEVENTH AVE. - 59th st. Joison Theater Building, \$2,400.

TREMONT AV.-412. \$200. Woodall, 419 E. Tremont av WARREN ST .- 54. 25x100. Reasonable. Rogers, 7 Beckman st. Brooklyn.

ATLANTIC AV.-1003, Bedford av. Bassick Co., 1780 B'way, city. Long Island City.

JACKSON AV .- 17. Reasonable. W. T. Richensteen, premises.

New Jersey. NEWARK-Four corners. 15x65. \$3,000. Kraemer, 776 Broad et., Newark.

LOFTS.

fity. 18711 ST.-15-17 W. 5,000 ft. \$4,000. Duross, 155 W. 18th. 18TH ST.-124 W. 25x100, \$2,100, Imross Co., 155 W. 14th at. 19TH ST.-251 W. 3,750 eq. ft. Phone Chelma 7995. 21ST ST.-41 W. \$50-\$225.

23D ST.-24 E. 1,200 sq. ft. \$3,000. C. F. Noyes Co., 118 William et. 23D ST.-17 W. Reasonable. Masonic Building, Premises. 23D ST.-77 W. 25x40, \$200. Masonic Rdg., premises. 23D ST.-153-7 W. 60x20. (2). L. J. Phillips & Co., 148 W. 72d. 25D ST.-127 E. 25a100. F. & G. Pflemm, 155J E'way.

22D ST.-142. Reasonable Louis Schrag, premises. 24TH ST.-151 W. \$50-\$925. Sharum, 170 B'way.

29TH ST.-9 W. 25x60, \$2,800, F. & G. Pflomm, 1883 Wway. 31ST ST.-28 W. Reasonable. Ames & Co. premises. 31ST ST.-32 W. \$2,250. P. & G. Pflomin, 1333 B'way.

56TH ST.-124-126 W. 40x90. F. & G. Pflomm, 1333 B'way. BOTH ST.-302 W. 30x20. \$35. Harry Blau, premises. 38TH ST.-39-41 W. (5th&6th av.) Fred'k Fox & Co., 299 Mad. Av. 42D ST.-220 W. 10,000 eq. ft. Write G. L., Bex 100, Room 1201, premises.

42D ST.-179 W. Reasonable, Lun Glease, premises. 43D ST.-4 to 10 W.
J. Romaine Brown & Co., 10 E.

43D ST.-37 W. (Bur Building), 2018, 82,300, Apply 38 W. 44th st. 44TH ST.-78 W. (Bar Building). 24x6, 82,000.

49TH ST.-207-200 E. 40m70, \$2,500 Phone Academy 2754. Street & parlor store. Premises 72D ST.-162 W. Reasonable. Slawson & Hobbs, premises. S6TH ST.-240 11. Reasonable. L. S. Altmayor, 62 E. 86th st. 147TH ST.-451 E. 5,000 eq. ft. Dresner Co. premises. THIRD AV.-3718, \$45. 5TH AV.-56 St. Moderate rental. Phone Circle 1983.

FIFTH AV.-100. 9.150 sq. ft. E. A. Levy Co., 505 5th av. FIFTH AV.-122. \$1,800-\$1,900. Sharum, 170 B'way. FIFTH AV.-278, 24, 3 & 4th fit. F. & G. Pflomm, 1866 B'way. PIPTH AV.-316. 25x100. H. Shapiro & Co., 589 5th av.

SIXAR AV.-881 (50th st.). Apply premises. BROAD ST.-160. Bush Terminal Co., premises. "B'WAY-1115, 22,000 eq. ft. Stephen H. Tyng, Jr., & Co., 22 E. 17th et. B'WAY-1140. 4,000 sq. ft. Levin, premises.

FULTON ST.-64. 15x42. Tucker, premises. GREENWICH ST.-463. 2,000 eq. ft. H. B. Welsch, 200 B way. LEXINGTON AV.—180 (Park-Lexington Hidg.), 10,040 to 15,063 ft.

MADISON AV.—768. 13x50, with phote window. Apply promises. PRINCE ST.-131-135, 60171. Phone Bookman 5335; premises.

OFFICES.

23D ST.-77 W. Reasonable. (Masonic Building). Premises.

SIST ST.-28 W. Reasonable. Ames & Co., premises. 40TH ST.-110 W. 560 sq. ft.; \$75. Room 507, premises. 42D ST.—Park av. Pershing Square Bldg. 600 sq. ft. Hamilton Iselin & Co., 19 E. 47th 42D ST.-5th & 6th ave. \$35. W. J. Salmen, 17 W. 42d st.

42D ST. District: 15x20, \$125. Phone Murray Hill 7235. 45D ST.-57 W. (Bar Bulding) 351 sq. ft.: \$2.561. Apply 58 W. 44th st. 43D ST.-37 W. (Rar Bullding) 383 se. ft.; \$1,367. Apply 36 W. 44th st.

45D ST.-87 W. (Bar Building) 9,880 sq. ft. Apply 36 W. 44th st. 44TH ST.-5th av. 1,500 sq. ft. Phone Murray Hill 4284. 44TH ST.-58 W. (Bar Bullding) 2.600 sq. ft.; \$10.000. Premises.

44TH ST.-36 W. (Bar Building) 686 sq. ft.: \$2,044. Premises. GTH ST.-36 W., Bar Bidg.

44TH ST.-16 W. (Par Building) 567 rg. ft.; \$2.015. Premises. 45TH ST.-145 W. (Telmar Build-lne), \$50 R. P. Zobel, premises. 46TH ST.-25 W. 20x40. Reasonable. Premises.

50TH ST.-15 W. Reasonable. 52D ST.-850 W. (2). Reasonable. Apply premises.

52D ST.-359 W. 3 rooms and bath. Deasonable. Apply premises. TTH ST.-200 W. \$60 and up. Rodin Studios, premises. 57TH ST.-205 W. (The Oshome)
Cor. 7th Ave. Physicians
Dentists. Premises.

72D ST.-153 W. (Cheny Pro-fessional Building). Apply premises. 72D ST.-257 W. Reasonable. Phone Columbus 5984. BROAD ST.-100. Ecasonable. Bush Terminal Co., premises B'WAY-220, Reasonable, Room 1204, premises.

BWAY-299. Reasonable. Lubin, premises. BROADWAY - 1128 (Townseld Room 201, Tyron Knitting Mills. BROADWAY-2025 (The Nevada) \$25 up. Physicians, Dentists.

B'WAY-2067, \$500 yr. up. Earl & Calboun, 212 W. 72d st CHURCH ST .- 30. Furnished. Room 317, premises. FIFTH AV.-43d et. (512). Zeigler Building. Apply premises

FIFTH AV.-100. 200-2,300 sq. ft. E. A. Levy Co., 505 5th av. NASSAU ST.-31. Reasonable. Room 1423, premises. PARK AV.-16C (stat et.). 200 to 1,200 sq. ft. Reasonable. N. A. Berwin & Co., premises. RECTOR ST.-2. Reasonable. Room 602, premises. SEVENTH AVE .- 370, \$600-\$2,400. Penn. Terminal Bidg., premises.

Lene Island City. JACKEON AVE.-17. Reasonable. W. T. Richensteen, premises.

TREMONT AV.-412. 23x60. Woodall, 419 E. Tremont av

OFFICE SPACE.

2019 ST.-77 W. In store (Mason-to Flog.). Kodak Store, premises. 44TH ST.-3th av. 1806 sq. ft. Phone Murray Hill 4281. 46TH ST.-23 W. 20x40. SOTH ST .- 236 W. (Celumbus Cir-Apply Room 704, Galvin Bidg. Circle 10237.

85TH ST.-Lexington Av. (Sub-way Express Bldg.). L. S. Altmayer, 62 E. 86th. 5D AV .- 25. \$12 menth and up. 7TH AV.-370 (Penn Terminal Bidg.), \$600-\$2,400. BROADWAY-220 (St. Paul Bigg) Room 1204, premises.

BROADWAY-2007. \$300 yr. & up. Earle & Calhoun, 212 W. 72d St. CHURCH ST.-30. 15x13. \$125. Room 317, premises. LENINGTON AV.-480 Park-Lox-ington Building. Agent premises. MADISON AV.-877. 37215.

Germany. HAMBURG-Parler floor. 579 Pest Office SG, Hamburg.

SHOWROOMS.

FIFTH AV.-516, 25x100, II. Shapiro & Co., 286 5th av. LEXINGTON AV.-793 (Gist at.).
Apply premises.

MISCELLANEOUS.

BENCH SPACE-F. R. Zurick Machine Works, 207 Canal at,

FACTORIES.

52D ST.-244-6 E. 15,000 sq. ft. 5 E. C. De Witt, 512 5th av.

New Jersey.

NEWARK-Clinton St., 31 (Heavy Bohlesinger, 130 W. 42d St.,

BRIDGEPORT-18,000 so. fl. Apply S. G. Krupka, 548 George at., Bridgeport, Conu.

BUILDINGS.

City. 16TH ST.-525-S41 W. Reasonable. S. A., 919 Tribune Building. 23D ST.-142 W. Reasonable. Louis Schrag, premis 28TH ST.-137-139 E. 43x100. M. B. Larkin, 55 Liberty St. 31ST ST .- 26 W. Reasonable.

Fred's For & Co., 299 Madison

48TH ST.-B'way, 20x100, \$7,000, English, 1531 Broadway. Frances B. Robert, 217 B'way.

sq. ft. John F. Feel Co., 562 W. 25d St. GREENWICH ST.-Canal St. Rea-

\$3,000. T. K. Fishell & C. A. Bugli.

PARK SLOPE-Reasonable. Szerlip, 381 Fulton St., Brooklyn. Long Island City.

New Jersey. NEWARK-Broad St.

FACTORIES.

52D ST-244-6 E. 15,000 sq. ft. E. D. Witt, 512 5th av Brecklyn.

Box D 174, premises. RODNEY ST.-470. Reynolds, 134 Morgan av., Bklyn

Cincinnati, Ohio. CINCINNATI-(2). 60x215. 120,000 sq. ft.

BRIDGEPORT-20,000 ag. ft. City National Bank, Bridgeport,

Chicago, Ill.

247H ST .- 131 W. 23a110. Sharum, 170 B'way. 43D ST .- 5th & 6th ave.

TENTH AVE.-100 (16th-17th Sts.) 5,200 ag. ft. WARREN ST.-54. 25x190.

Rogers, 7 Beekman st. Long Island

City. SSP ST .- 137 12. Reasonable. \$2D ST .- 30 W. Parior floor, Phone Circle 1687. 72D ST -257 W. Beasonable, Phone Columbus 5984, premises, LEXINGTON AV.-793 (61st st.). Apply premises.

Brooklyn. ST. JOHNS PL.-1408. \$35.

WESTFORT-375.
Mrs. R. W. Fuller, phone 224.
premises.

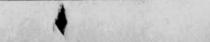
DESK ROOM. City.

Apply Room 102. BROADWAY-290. Reasonable, Lubin. premises. CHURCH ST.-30. Reasonable, near 172, premises.

GROUND FLOOR TENTH AVE.-102 (18th-17th Str.)

GARAGE.

S. A., 919 Tribune Bldg. Connecticut.



38TH ST .- 39-41 W. (Fifth & Sixth

50TH ST.-48A E. MLEVENTH AV .- 48th Bt. 10,000

Washington Ave., Brooklyn. LEONARD ST.-113-115. 25,900-40,000 sq. ft. Ches. F. Noyes Co., 118 William LISPENARD ST .- 15. 4,000 sq. ft.

NORTH MOORE ST .- 96. H. B. Welsch, 299 Bway.

13TH ST.-Van Alst Ave. 100x150; 15,000 eq. ft. Box A. S., 919 Tribune Didg.

Kramer, 776 Broad St., Newark, N. J.

City.

BROADWAY-206, 35x50 ft.; ma-

The Grossbeck, Dickson, Kahs Co., Cincinnati, Ohio. Connecticut.

Massachusetts. BERKSHIRE HILLS-B. & A. Ry.

9 H. E. Miller, 1101 Monroe st.,

BASEMENTS. Reasonable. W. & J. Salmon, 17 W. 424 st.

FIFTH AV.-100 (15th st.). 72x165 E. A. Levy, 505 5th av. GREENWICH FT.-Canal St. Bea. sonable. 323 Washington Ave., Brooklyn. or phone Prospect 6642.

W. T. Richensteen, premises,

STUDIOS. 29TH ST.-0 W. 25x60. \$2,600. F. & G. Pflomm, 1533 B'way.

Connecticut.

Noom 600, premises. OTH AV.-503. Apply Bosni 702. BTWAY-290. Room 607, prendses. NASSAU ST.-31. \$30. Reom 1423, premises. NASSAU ST.-150, \$15, Room 735, premises. TOWNSEND BLDG.-B way, 1123, Room 201. Tryon Kultting Mills, promises.

City.

WESTPORT-\$75. Mrs. R. W. Puller, premises.

For detailed information regarding listings mentioned above, see announcements on Pages 7, 8 and 11